Folder #01/02 CS 01

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
September 10, 2026

In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the District records in the minutes the names of all citizens who appear and speak at an open Board of Trustees Meeting and the substance "in brief" of their comments. Such statements may include opinions or purported facts. The District does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State Law.
***This meeting is recorded**. The recording of this meeting can be found on the Public Notice Website at utah.gov/pmn. Within three working days after the meeting date.*

A regular meeting of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held **Thursday, September 10, 2026,** at 8:00 a.m. in the business office located at 2580 N. Highway 162, Suite A.

Board Members Present: Don Stefanik, Henry Huchel, Jon Bingham, Pam Young
Present via Zoom: Miranda Menzies
Board Members Absent: N/A

Others Present: Rob Thomas - General Manager, Annette Ames - Controller/Recorder, ShyAnna Chambers – Assistant

The regular meeting was called to order at 8:00 a.m. by Miranda Menzies

1. Rob Thomas reviewed the irrigation season and the need for drought rates. The suggestion to discontinue drought rates was discussed among the board members and staff. Henry Huchel made a motion to return water rates to the standard rates starting on September 1st. Don Stefanik duly seconded the motion, and the roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Aye
   Don Stefanik Aye
   Henry Huchel Aye
   Pam Young Aye

2. Rob Thomas updated the board on the irrigation water and suggested a shut off date of the week of October 19th. Jon Bingham made a motion to schedule irrigation shut offs to start the week of October 19, 2026. Henry Huchel duly seconded the motion, and the roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Aye
   Don Stefanik Aye
   Henry Huchel Aye
   Pam Young Aye

3. Jon Bingham updated the board on the WCIC Diversion Project, informing the board that the project is out for bid. If the construction shuts down the water, it may affect the fall shutoff for the irrigation season.

4. Rob Thomas gave an update on the Creek View sewer line, it has been realigned and surveyed, and the district is working through the easement process, including finding a new appraiser after the original appraiser has declined to do the assessment. Engineering is proceeding in parallel with the easement work so that an offer for the easement can be made once valuation and alignment details are finalized. Mr. Thomas confirmed that the Fullers have been updated on the progress of this project.

5. Rob Thomas gave an overview on the SR-1B hookup, he is waiting on power and final city sign-off on electrical plans, though most components are already on-site and the goal is to have it connected sometime this fall. The pipeline to the pond has not started, and easements are still being finalized, including sending draft easement language out for review.

6. Rob Thomas presented and discussed with the board the Cobabe Ranch culinary water treatment system. This system will periodically discharge about 2,500 gallons of brine (at full buildout) to sewer, raising serious concerns about total dissolved solids and compatibility with the district's reuse system and functionality. The board discussed chemistry, total dissolved solids, reuse-system compatibility, future permitting, sewer capacity, and whether an additional connection or higher charge would be required. A technical review by the District's Engineer is needed before any commitment and should outline alternative options (such as on-site storage and trucking).

7. Rob Thomas updated the board about the Eden Waterworks (East Well) connection issue, it was traced to a failed discontinued check valve whose O-ring blew out on the first real operation; after acquiring a replacement, it was installed and completed. Miranda Menzies discussed that the district should periodically operate the East Well connection (about one day a month), pending discussion with Eden Water Works, to keep the backup supply exercised and ready for use.

8. Rob Thomas shared a proposal from a customer who wanted us to allow more turf area if homeowners use a drought-tolerant grass blends. The board discussed concerns about enforcement, over-watering, and creating additional problems that undermines existing landscape guidelines and Weber Basin–approved limits. The board declined to change the current turf-area rules and instead agreed to pursue a simple water-use calculator to help residents understand and manage total outdoor water consumption. Miranda Menzies made a motion to decline changes to the landscape guidelines, but to find/create a landscaping water use calculator to be used on our website for customer use. Don Stefanik duly seconded the motion, and the roll call vote was as follows:

    Miranda Menzies Aye
    Jon Bingham Aye
    Don Stefanik Aye
    Henry Huchel Aye
    Pam Young Aye

9. Annette Ames informed the board that it was time to start putting together the Conservation Letter to go out with the October Bills. Miranda Menzies mentioned that the district needs to put an article in that goes over the importance of not flushing pharmaceuticals and the best places to dispose of them. It will also note the return to standard irrigation rates and reinforce overall conservation messaging consistent with the district's water-supply outlook.

10. Rob Thomas updated the board on the waterline leak and repair on Elkhorn and State Highway 158. This took place while flaggers and equipment were already mobilized for nearby work, preventing a future blowout that could have caused major pavement damage and ultimately saving the district costly future repairs.

11. Miranda Menzies accepted a motion to enter into a Closed Session. Jon Bingham made the motion to go into a Closed Session to discuss the purchase or Ownership of Water Rights, Land or Other Real Property, Personnel Matters, Imminent Legal Action, or Loan Applications at 9:02 a.m. Henry Huchel duly seconded the motion, and it was unanimously approved. Jon Bingham made a motion to reopen the regular meeting, and Henry Huchel duly seconded the motion, and it was unanimously approved. The regular meeting was reconvened at 10:38 a.m. Pam Young made a motion to accept the items discussed in the Closed Session and session. Don Stefanik duly seconded the motion, the roll call vote was as follows:

Miranda Menzies	Aye
Jon Bingham	Aye
Don Stefanik	Aye
Henry Huchel	Aye
Pam Young	Aye

12. The minutes from August 13, 2026 - Regular Meeting. Pam Young made a motion to approve August 13, 2026 - Regular Meeting. Jon Bingham duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

13. The August 2026 Financial Report, A/P & A/R, aging, and Bank Statement had been sent to the Board previously for review and presented for approval. Pam Young made the motion to approve and accept the August 2026 Financial Report, A/P & A/R, aging, and Bank Statement. Jon Bingham duly seconded the motion; the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

14. Miranda Menzies informed the board of continued phishing scams and requested that she have a company email that can be transferred to the future Board Chair; the board discussed and agreed to have a company email created for the Board Chair.

15. Annette Ames presented a request from the Utah Local Governments Trust to change our payment setup from monthly to yearly and to submit all payments by ACH. The board discussed and decided to make this change and make all payments through QuickBooks secure setup.

16. Annette Ames informed the board of a customer usage request. The board discussed the request and decided to offer payment options to the customer.

There being no further business, Don Stefanik made a motion to adjourn, Henry Huchel duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 10:58 a.m.

The next meeting will be a regular meeting and is scheduled for Thursday, October 8, 2026, at 8:00 a.m. Wolf Creek Water and Sewer Improvement District Office at 2580 N. HWY162 Suite A, Eden, UT 84310

Annette Ames
Secretary of the Meeting